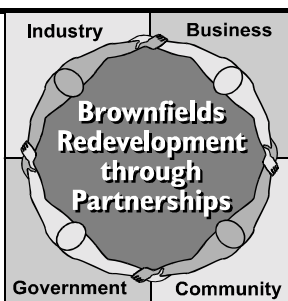


<p>City of Glens Falls, New York Brownfields Assessment Demonstration Pilot</p> <p>U.S. EPA, Region 2 290 Broadway New York, New York</p> <p style="text-align: right;">January 2002</p>	
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Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In May 2000, the U.S. Environmental Protection Agency (EPA) selected the City of Glens Falls, New York, as a Brownfields Demonstration Assessment Pilot. Glens Falls is a small city (15,023 residents and 3.9 square miles) located in upstate New York along the Hudson River in Warren County. Its proximity to the forest-rich Adirondacks makes it a gateway to the Adirondack region. The City's location has also made it a major supplier of paper and the site of manufacturing industries such as cement processing, textiles, metal fabrication, lumber, pulp, and paper mills for more than a century.

However, over the past 40 years, many of these manufacturing properties have been abandoned and vacated as international competition, increased automation, and large-scale price reductions resulted in factory closings and lost jobs. During the past few decades, Glens Falls has seen a large shift of population and industry out of the community. Population has fallen by almost a thousand people per decade while surrounding towns have grown rapidly.

Glens Falls' Warren Street Corridor, and its surrounding neighborhood, has been particularly hard hit by these losses and has a poverty rate of 20.4 percent. In addition, the numerous brownfields in the area have not only blighted the neighborhood but have also decreased local investment and local pride. To reverse these conditions, Glens Falls identified the Warren Street Corridor as a primary target for economic revitalization. Warren Street is a major gateway to the City of Glens Falls and is also a primary route through one of the City's poorest areas.

The City's brownfields program has identified five brownfields areas which may require remediation. Three of these areas are slated for cleanup and reuse activities using funds leveraged from public and private sources. However, discussions with local development officials and neighborhood groups has determined that the assessment and redevelopment of the Warren Street Corridor has the highest priority of the five areas, and as a result will become the focus of the Brownfields Pilot.

In order to address the City's brownfield sites outside of the Warren Street Corridor and the Brownfields Pilot Program, Glens Falls has partnered with numerous groups and agencies. For example, the City has recently received \$31,500 in funding from the New York Department of Environmental Conservation (DEC) to investigate one of the brownfields outside of the Warren Street Corridor. Additionally, investigation of a landfill contaminated with polychlorinated biphenyls (PCB) will be funded by the City and DEC. Other groups that the City has or will form partnerships with include the Feeder Canal Alliance, a non-profit citizen organization founded in 1987 to preserve and enhance the Feeder Canal, the U.S. Department of Housing and Urban Development (HUD), the Warren County Planning Department, and the Adirondack Regional Chamber of Commerce.

Other brownfields work that is currently being performed by the City outside of the Brownfields Pilot Program, includes the redevelopment of a site directly adjacent to City Hall, in the downtown Three Squares Historic District. This work is being performed under the NYSDEC Brownfields program. The City is also redeveloping brownfields acreage owned by the City (known as Veteran's Field) located in the Town of Queensbury, into a light industrial/technical park.

II. Brownfields Pilot Progress

Implementation Strategy

As part of Glens Falls' overall plans for both economic and community development, the City's brownfields strategy seeks to reclaim older abandoned and underutilized industrial sites for a variety of productive uses including industrial development, commercial development, and public open space. Glens Falls' brownfields program is carried out by the City's Economic Development Department.

The Warren Street Corridor project will soon become part of a larger plan that is currently being developed by the City. The city-wide Master Plan was begun in 1998 and its preparation has involved numerous community groups, workshops, and public forums. The focus of the Master Plan is business recruitment and downtown revitalization. According to City officials involved with the draft Master Plan, the Warren Street Corridor is a prime area targeted for new business and development.

One of the City's first planned activities under the Pilot is the formation of a Brownfields Team to assist the project director with resource coordination, activity planning, and program implementation. The Brownfields Team will consist of representatives from city and county economic development groups, state environmental officials, businesses, local banking and real estate officials, and other members of the public affected by brownfield sites.

Community Involvement

The City has already developed strong ties with various community groups under the existing redevelopment programs. As one of the first tasks, the City intends to increase the amount of community involvement under the Pilot through the implementation of a Community Involvement Plan (CIP). The objective of the CIP is to identify, organize, and involve the affected communities and citizens in the site selection, assessment, and cleanup process. To educate and inform the public on the City's brownfields progress, the City will use existing outlets such as local newspaper, public-access cable, information repositories, neighborhood forums, and a dedicated website. Additional activities will include the development of a brownfields newsletter and the creation of a Brownfields Team, representing various sectors of the community and public.

To date, a Consultant Proposal review team has been established to insure community involvement in the selection of a qualified professional engineering and planning consultant, experienced in Brownfields identification and analysis. The Consultant Proposal review team was established to read and review consultant proposals submitted to the City. This committee consists of the Brownfields Coordinator, the Community Development Consulting Firm, and representatives from the community, including members of the Warren Street Corridor community. As a result of this initiative, Clough, Harbour & Associates was selected.

In March 2001 the City hosted a Brownfields Workshop, sponsored by the EPA. A cross-section of the community attended. The list of stakeholders compiled for this meeting will assist the City in developing its Brownfields Team.

One of the key elements of the CIP is the assistance of the Northeast Hazardous Substance Research Center (NHSRC). The NHSRC is an EPA-funded consortium of colleges and universities headed by the New Jersey Institute of Technology. The NHSRC provides assistance to communities involved in brownfields through programs such as Technical Outreach Services for Communities and Technical Assistance to Brownfields Communities.

The City also regularly solicits community input through the annual Citizen Participation Process that is required under the Entitlement Community Development Block Grant Program (CDBG) administered by HUD. This process is conducted to collect public comments and determine priorities regarding the use of CDBG funding provided to the City.

III. Brownfield Site Activities

Site Inventory

Of the five identified brownfield areas within the City, redevelopment of the Warren Street Corridor has the highest priority, and therefore is the focus of the Pilot. Initially, an area-wide assessment and inventory of the Warren Street Corridor properties will be completed to identify environmental concerns and classify parcels according to both environmental risks and future development potential. This evaluation will be conducted by the Brownfields Team and will include reviews of historical data, available environmental reports, and windshield surveys.

The City has recently selected Clough, Harbour & Associates, a planning and engineering consultant experienced in brownfields identification and analysis, to assist with site inventory, identification, environmental assessment and end use planning and analysis. Once contractual arrangements are complete, the site identification and investigation process will begin.

Site Selection

Following the area-wide assessment and inventory of the Warren Street Corridor properties, four parcels will be selected for more detailed site investigations and end-use plans. The site selection process will involve input and participation from members of the Brownfields Team, property owners in the Warren Street Corridor, and public forums held with neighborhood groups and other community organizations.

The County Planning Department will make its geographic information system (GIS) mapping system available to the City so that an inventory of properties within the Pilot target area can be initiated and potential brownfields sites can be identified. A tax map base that indicates ownership and land use will be integrated with the County's GIS mapping.

Site Assessment and Reuse Planning

The Pilot will select four sites from the Warren Street Corridor for cleanup and redevelopment. If potential site contamination is identified for a parcel in the Warren Street Corridor, the City will submit work plans to EPA and DEC for approval. Site assessment activities will begin after agency approval and a public meeting regarding the specific work plan. After the site assessment has been completed, a completion report will be submitted to the agencies and another public meeting will be held to inform the community of the assessment results.

Once site assessment work is completed and the nature and extent of any environmental contamination has been determined, the City will confer with neighborhood groups to determine the best redevelopment options for a given parcel.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Areas: NR

For the entire Pilot area, the number of properties/parcels which have been identified by the Pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventories: NR

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites, a state list of no-further actions sites, etc.

Properties Reported to be Targeted by Pilot: 4

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is "targeting", or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding Leveraged

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for Assessment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

B. Non-Site Specific Funding Leveraged for Cleanup

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

C. Non-Site Specific Funding Leveraged for *Redevelopment*

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

VI. Current Activities

The City has selected a professional engineering and planning consultant team, experienced in Brownfields identification and analysis, to assist with the site identification and investigation process.

An initial stakeholders meeting is scheduled for mid-February for the City to present their progress on the brownfields site inventory. This meeting will provide an opportunity for the stakeholders to provide input on the inventory. These stakeholder meetings will be scheduled monthly.

The Warren Street Corridor and Canal Feeder projects will soon become part of a larger redevelopment plan that the City is drafting. The City-wide Master Plan will incorporate all of the City's brownfields redevelopment efforts and will involve public forums to shape the final goals and objectives of the City's brownfields program and to develop specific plans of action.

VII. Contact Information

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For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/swerosps/bf>

Regional Website <http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>